



BENSALEM TOWNSHIP

Building and Planning Department
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www.bensalemtwp.org

Revised Agenda August 26, 2022

Zoning Hearing Board Monthly Meeting
September 1, 2022
Bensalem Township Building
7:00 pm

LIST OF APPLICATIONS

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes – August 4, 2022
4. Continued Hearing for 2155 River Rd., for Minh Thai Appeal #2022-1274
Location: 2155 River Rd.
Tax Parcel: 02-064-126
Request: Variance for construction within a floodplain.
Attorney: Lee Eisey, Esq.
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5. Continued Hearing for 1977 Byberry Rd., for Mark Trachtenberg Appeal #2022-1272
Location: 1977 Byberry Rd
Tax Parcel: 02-045-002
Request: Variance for woodland and steep slope disturbance.
Attorney: Michael J. Meginniss, Esq.
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6. Cont. Hearing for 850 Highland Ave. & 863 Bristol Pike for 850 Highland LLC Appeal #2022-2471
Location: 850 Highland Ave. & 863 Bristol Pike
Tax Parcel: 02-029-284, 02-029-278, and 02-029-279
Request: Use Variance to permit truck parking on the subject property.
Attorney: Michael J. Meginniss, Esq.
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7. Continued Hearing for 1900 Street Rd., for Premier Media, LLC Appeal #2022-0399
Location: 1900 Street Road
Tax Parcel: 02-043-018
Request: Appeal the decision of the Zoning Officer denying an electronic graphic sign on the property
Attorney: Julie Von Spreckelsen, Esq., Eastern and Gray, PC
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8. Cont. Hearing for Hopkins Ave. & Clovernook Ave., for Cherry Premier Prop, LLC Appeal #2022-2112
Location: Hopkins Ave. & Clovernook Ave.
Tax Parcel: 02-061-184 & 02-061-179
Request: Lot area and density
Attorney: Zachary Sivertsen, Esq., Eastern and Gray, PC
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9. Hearing for Parx Casino 3001 Street Rd, for Keystone Turf Club & Racing Assoc. Appeal# 2022-2733 d/b/a/ Philadelphia Park and Casino
Location: 3001 Street Road
Tax Parcel: 02-033-002; 02-001-056; 02-033-017; 02-033-014-001; 02-033-001-001; 02-033-001; and 02-038-001
Request: Height Variance for a 15 story Hotel.
Attorney: Michael Meginniss, Esquire, Begley, Carlin & Mandio, LLP
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10. Hearing for 633 Dunksferry Road, Unit A, for EDA Contractors Appeal #2021-2371
Location: 633 Dunksferry Road, Unit A
Tax Parcel: 02-075-081
Request: Extension of time for 1 year for the previously granted variances.
Attorney: Michael Meginniss, Esquire, Begley, Carlin & Mandio, LLP
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11. Hearing, for 102 Casey Lane for Shubham Patel Appeal #2022-2419
Location: 102 Casey Lane
Tax Parcel: 02-033-101-001
Request: Rear Yard Setback Variance for a Proposed Deck and sun Room
[View Plans](#)

12. Hearing, for 1152 Wildwood Ave for Rene Reyes Appeal #2021-5060
Location: 1152 Wildwood Ave,
Tax Parcel: 02-055-442
Request: Rear Yard Setback Variance for an existing deck and a proposed roof structure over the existing deck.
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13. Hearing for 3329 West End Avenue, for Michael Alexander Appeal #2021-0139
Location 3329 West End Avenue
Tax Parcel: 02-004-134
Request: Variance for parking spaces arranged front to back without independent access to the street or way and Impervious Coverage.
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14. Correspondence

- a. Administrative correction for BCME, 4851 Street Road
- b. Appeal of the decision for the Mount Corp. 1455 Wells Drive

15. Adjournment

Prepared by: kvf
Posted: 8/19/2022
Advertised: 8/19/2022 & 8/25/2022